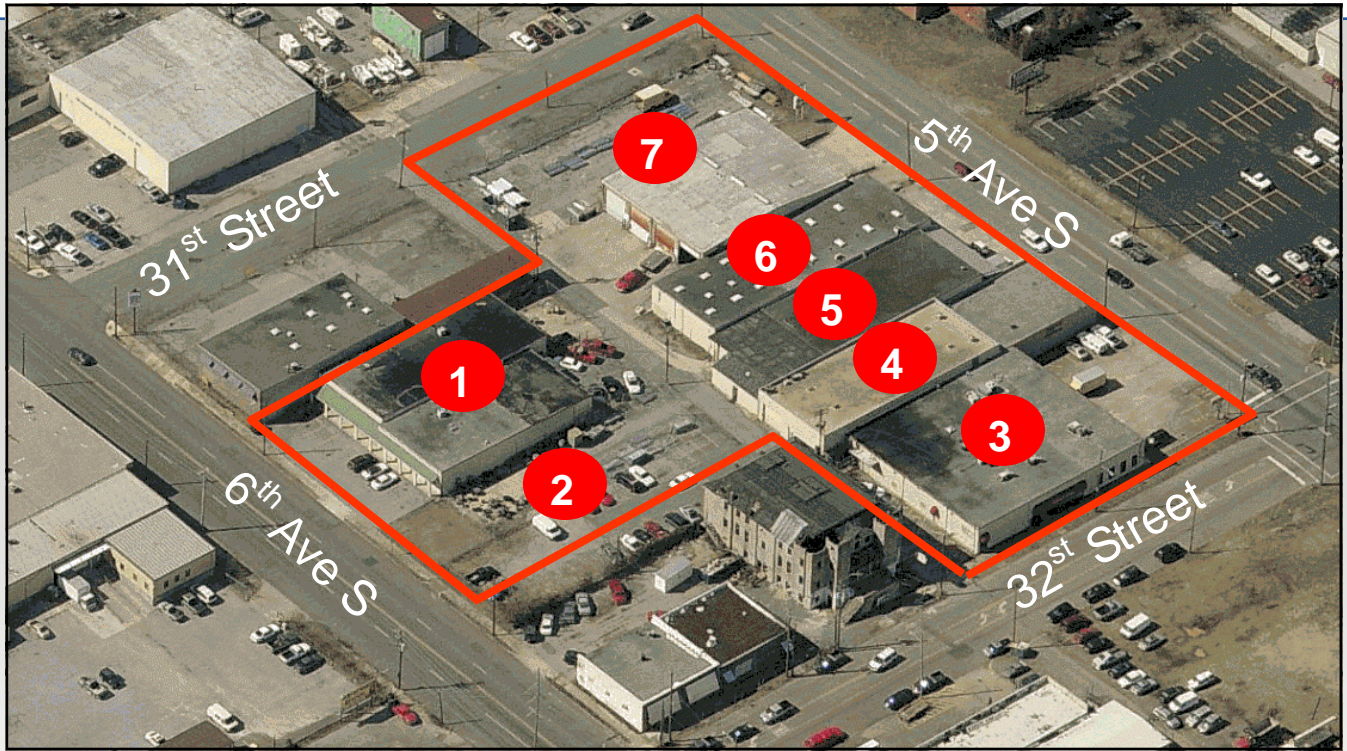


Showroom/Office/Warehouse Birmingham, Alabama

For Sale



Property Overview

This offering consists of ±2.62 acres of prime downtown land and ±56,325 square feet of office and warehouse buildings. Conveniently located in the Southside area of Birmingham, the nearby businesses benefit from easy access to all parts of the MSA. Owner may retain a portion of Property 1.

Sale: \$2,850,000; Lease: \$3.00/SF—\$8.00/SF

Property	Facility Type	Lot Dimensions	Approx. Building Size	Comments
1	Office/Warehouse	100' x 190'	10,500 square feet	77% office, 10 parking spaces
2	Vacant Lot	100' x 190'	N/A	Parking lot
3	Showroom/Warehouse	100' x 190'	11,325 square feet	38% showroom, 25 parking spaces
4	Warehouse	50' x 190'	9,500 square feet	100% warehouse
5	Office/Warehouse	50' x 190'	7,500 square feet	24% office, covered loading
6	Warehouse	50' x 190'	10,000 square feet	Loading area
7	Warehouse	150' x 190'	8,000 square feet	Loading area & fenced yard

Contact Information :

Sam Duffey
sduffey@eysterproperties.com
 Phone : (205) 871-1940

Billy Eyster
beyster@eysterproperties.com
 Phone : (205) 871-1940



EYSTER PROPERTIES

www.cbcep.com

Post Office Box 531006, Birmingham, AL 35253

The information contained herein is from sources deemed reliable, however, Coldwell Banker Commercial Eyster Properties makes no warranties or representations to the accuracy thereof. ©2009 Coldwell Banker Corporation, Coldwell Banker® and Coldwell Banker Commercial® are registered trademarks of Coldwell Banker Corporation. An Equal Opportunity Company. Each Office is Independently Owned and Operated.